

MINUTES OF THE  
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS  
MEETING HELD ON MARCH 6, 2006  
(Approved March 20, 2006)

The Board of Supervisors held their regular monthly meeting on Monday, March 6, 2006. Present for the meeting were supervisors Robert Preston W. Atlee Rinehart, Jay Doering, and Timothy Roland. Also, in attendance were Casey LaLonde, Township Manager and Brady Flaharty of ARRO Consulting, Inc. Mr. Preston called the meeting to order at 7:00 p.m.

**1. MINUTES**

Minutes of February 13, 2006

Mr. Rinehart moved to accept the minutes of the February 13, 2006 workshop meeting as amended. Mr. Doering seconded the motion. Mr. Roland abstained due to his absence at the February 13, 2006 workshop meeting. The motion carried with a 3-0-1 vote. Amendments being under subheading, Public Comments, correct spelling of Mr. Mullray's name and in the fifth paragraph the first sentence should read "Mr. Mullray then asked for a temporary Use & Occupancy permit for Lot #6, provided the Building Inspector approves the request and all necessary conditions are met".

**2. PUBLIC COMMENTS**

Mr. Roland gave a brief review of the last Pottstown Metropolitan Regional Planning Commission.

Mr. Roger Kolb noted concerns of traffic hazards at the parking lot of the Coventry Café on New Schuylkill Road. It was noted that PennDot should be contacted regarding such hazards since New Schuylkill Road is a state road.

**3. REPORTS**

Reports from Various Departments and Committees

Mr. Rinehart moved to approve the reports from various departments and committees, the fund balances report, the Code Inspections, Inc. log, the budget summary report and the \$1M loan expenditures report. Mr. Roland seconded the motion. The motion carried with a 4-0-0 vote.

#### Fund Balances Report

<b>Fund</b>	<b>Checking</b>	<b>Money Market</b>	<b>CDs</b>	<b>Total</b>
General	\$38,234.94	\$21,582.61		\$59,817.55
Capital Reserve		\$21,373.95		\$21,373.95
Highway Aid	\$1,435.56	\$91.35		\$1,526.91
Sewer Fund	\$3,927.74	\$8,354.19		\$12,281.93
Traffic Impact Fee Fund	\$1,000.00	\$267,071.19		\$268,071.19
Police Safety	\$3,316.50		\$2,500.93	\$5,817.43
Water Users	\$3,622.49			\$3,622.49
<b>TOTAL</b>				<b>\$372,511.45</b>

#### **4. SUBDIVISION AND LAND DEVELOPMENTS**

Project: Maack Residential, LP Applicant: Gambone Development Group  
Mr. Stephen Kalis, counsel for the applicant, Mr. Michael Gambone of Gambone Development Group and Mr. Glenn Kelczewski of Conver and Smith Engineering, Inc. were present.

Mr. Doering moved to approve Resolution No. 2006-07 granting preliminary plan approval for Maack Residential, LP as amended. Mr. Rinehart seconded the motion. The motion carried unanimously. Amendments being, Item 9 shall read "Note No. 17 on Sheet 1 shall be revised to indicate that the permanent drainage easements are offered for dedication to the Township and a Declaration of Easement, in a form acceptable to the Township, shall be executed between the applicant and next owner of Lot 1 relative to the temporary construction easement shown on Lot 1. The maintenance of the permanent drainage easements shall be resolved prior to final plan approval; add Item 14 to read "All easements and construction areas are to be shown on the final plan."

Project: Wineberry Estates Applicant: Gambone Development Group  
Mr. Stephen Kalis, counsel for the applicant, Mr. Michael Gambone of Gambone Development Group and Mr. Glenn Kelczewski of Conver and Smith Engineering, Inc. were present.

There was a brief discussion regarding the Alternates submitted by Conver and Smith Engineering, Inc. for the alignment of Maack Road that is part of the Wineberry Estates subdivision and land development project. Mr. Doering moved to accept Alternate B as presented. Mr. Rinehart seconded the motion. The motion carried with a 4-0-0 vote.

Project: Creekview Applicant: Heritage Building Group  
Mr. Rinehart moved to approve Escrow Release No. 7 for Creekview for the amount of \$40,060.80. Mr. Roland seconded the motion. The motion carried unanimously with a 4-0-0 vote.

Mr. Roland moved to authorize the Township Engineer to perform an inspection for Escrow Release No. 8 for Creekview. Mr. Rinehart seconded the motion. The motion carried with a 4-0-0 vote.

Project: Coventry Glen

Applicant: Heritage Building Group

Mr. Rinehart moved to approve Escrow Release No. 10 for Coventry Glen for the amount of \$45,211.50. Mr. Doering seconded the motion. The motion carried with a 4-0-0 vote.

Project: Meadowbrooke Hunt

Applicant: Fulmer Road, LP

Mr. Doering moved to approve Escrow Release No. 5 for Meadowbrooke Hunt for the amount of \$14,432.34. Mr. Roland seconded the motion. The motion carried with a 4-0-0 vote.

Project: Parkerford Church of the Brethren   Applicant: Parkerford Church of the Brethren

Mr. Rinehart moved to authorize the Township Engineer to perform an inspection for Escrow Release No. 1 for Parkerford Church of the Brethren. Mr. Roland seconded the motion. Mr. Doering abstained due to his involvement with the Parkerford Church of the Brethren. The motion carried with a 3-0-1 vote.

## **5. OTHER BUSINESS**

### Police Policy

Mr. Doering moved to approve Resolution No. 2006-08 adopting police policies as amended by solicitor comments. Mr. Rinehart seconded the motion. Mr. Roland abstained due to inadequate amount of time to review the information. The vote carried with a 3-0-1 vote.

## **6. DISCUSSION ITEMS**

### Financial Security Agreements

Financial security agreement amendments were submitted by the Township Solicitor.

### Earl Drive Drainage Improvements

There was a brief discussion regarding the Earl Drive drainage improvements concept phase in accordance with Township Engineer letter dated February 22, 2006. It was suggested more water be directed toward East Cedarville Road and the installation of piping be investigated. The Board requested the Township Engineer to revise the concept phase and provide an estimate for the concept plan. The Township Engineer is to schedule a meeting with the Conservation District to discuss the drainage issues.

## **7. ADDITIONAL ITEMS BROUGHT TO THE BOARD**

Mr. Preston noted a response letter to Mr. Paul Martin of Bethel Church Road regarding the drainage pipe issue was contained in the Board packets. The Board requested a letter be sent to All County Partnership requesting they increase the size of the drainage pipe.

Mr. Doering moved to sign Addendum No. 1 of the North Coventry Municipal Authority/East Coventry Township to allow 220 EDU's to connect prior to 2008. Mr. Rinehart seconded the motion. The motion carried with a 4-0-0 vote.

There was a brief discussion regarding the Buckwalter Road off-road easement plan and MAI proposals. Plot plans and descriptions are expected early next week. The Leuchak pump station is to be added and the Township Manager is to pick 1 of the 2 MAI appraisal proposals.

The Township Manager noted that the Chester County Health Department would be performing surveys of properties involved in the sewer study.

The Township Manager noted that 'No Parking' signs would be installed on Coventry Greene Lane.

#### **8. ADJOURNMENT**

Mr. Rinehart moved to adjourn the monthly meeting at 9:00 p.m. Mr. Doering seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Timothy Roland  
Assistant Township Secretary